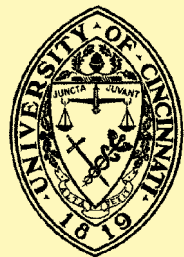


CLIFTON HEIGHTS / UC JOINT URBAN RENEWAL PLAN



University of Cincinnati
Division of the University Architect
University Hall, 6th Floor
51 Goodman Drive
Cincinnati, OH 45219



UNIVERSITY OF CINCINNATI
DIVISION OF THE UNIVERSITY ARCHITECT
51 GOODMAN DRIVE
CINCINNATI, OH 45219

City of Cincinnati
Department of Economic Development
Two Centennial Plaza
805 Central Avenue, Suite 710
Cincinnati, OH 45202



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